

2/10/23

1023 58th Avenue, Capitol Heights, MD

Effective April 1, 2022, Prince George's County implemented a new Zoning Ordinance which can be accessed at: <https://online.encodeplus.com/regs/princegeorgescounty-md/>.

The lots were previously zoned R-55 (One-Family Detached Residential). The lots retained their same zoning, but the new zoning name is RSF-65 (Residential, Single-Family-65). Please note there is a two-year transitional period (up to March 31, 2024) that allows an applicant, in most zones, to develop a property using the prior or current Zoning Ordinance.

Prior Zoning Ordinance:

In accordance with Section 27-442(b), the minimum net lot area required to construct one (1) single-family dwelling in the R-55 Zone is 6,500 square feet. Per the attached Maryland State Department of Assessments and Taxation (SDAT) record, the lots together contain 6,250 square feet (*each lot measures 25 feet wide x 125 feet long = 3,125 square feet*). However, per Section 27-442(b), a lot(s) shown on a plat recorded prior to November 29, 1949 can be reduced to 5,000 square feet. The attached subdivision plat shows the lots were recorded in 1900. Therefore, it appears the subject lots (together) meet the minimum requirements of the zone to construct one (1) single-family dwelling. For the other development regulations (minimum lot/width frontage, setbacks, maximum building height) for the R-55 zone, please refer to Section 27-442 and/or the attached Residential Regulations Handout.

Current Zoning Ordinance:

The zoning regulations for the RSF-65 zone may be found in Section 27-4202(e) – see attached document for your convenience. Per this section, the minimum net lot area required to construct one (1) single-family dwelling in the RSF-65 Zone is also 6,500 square feet. There is no plat grandfathering in the current Zoning Ordinance. However, per Section 27-7403 (Development of Nonconforming Lots), in residential zones, a nonconforming lot, whether or not compliance with the dimensional standards is possible, one single-family dwelling unit is allowed.

Lastly, please note Issues such as environmental features, road takings and the like may impact whether the site may be developed and must be addressed through a feasibility study by an engineer prior to development.

If you have any questions regarding the above, please email me.

To reach Planning Information Services in the future, please utilize our general information request form and email completed form to PPD-InfoCounter@ppd.mncppc.org or call 240-545-8976.

Best Regards,

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